

Summary of Tysons Land Use Task Force Meeting
December 19, 2005 6:30 PM
Fairfax Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order: The task force deferred discussion of the November 21st meeting summary.
- II. DPW&ES Watershed Studies: Matthew Meyers of Fairfax County DPW&ES presented an overview of the draft Middle Potomac and Difficult Run Watershed Management Plans, which include the Scotts Run and Old Courthouse Spring Branch watersheds in Tysons Corner. He identified three primary areas of concern in these watersheds that include: 1) uncontrolled stormwater runoff, 2) stream corridor degradation, and 3) instream impairment. The final watershed management plans are scheduled to be completed in the summer of 2006. [See the PowerPoint Presentation on the Middle Potomac and Difficult Run Watershed Management Plans.](#)

After the presentation, the task force mentioned that: 1) storm water and water quality should be addressed in the Tysons Corner Plan, and 2) the need to address how trails can be provided in stream valleys with minimal impacts.

- III. Presentations on Transit Oriented Design (TOD): Maureen McAvey of the Urban Land Institute presented an overview on developing around transit. In her presentation entitled *Developing around Transit, and Planning for Growth*, Mrs. McAvey reviewed several key principles for TOD that include providing 1) compact/ dense development, 2) mix of uses, 3) shared parking, 4) flexible zoning, and 5) having a “transit ready” community with an understanding and acceptance of TOD principles. She also provided examples of TOD in Arlington VA, San Jose CA, Dallas TX, Denver CO, and Atlanta GA. [See the PowerPoint presentation on Developing Around Transit, and Planning for Growth.](#)

Dennis Carmichael of EDAW complimented Maureen McAvey’s presentation by discussing similar issues related to TOD. In his presentation entitled, *Transit Oriented Development The State of the Art*, Mr. Carmichael highlighted elements of TOD in local examples at Carlyle, Twinbrook Commons, and Metro West. [See the PowerPoint presentation on Transit Oriented Development The State of the Art.](#)

After the presentations, the task force asked many complex questions about: 1) how TOD is implemented using examples such as Form Based Codes, 2) how effective traffic calming measures are around pedestrian walkways such as the use of speed tables, 3) what is a good balance between housing and jobs, and 4) what other communities have done to provide affordable housing and workforce housing in high density areas. The presenters replied that there are no magic answers. Maureen McAvey indicated that she will provide more information on successful implementation of TOD that incorporates affordable housing as well as reports providing data on income levels of workers who live and work in TODs compared with commuters.

- IV. Community Outreach Consultant: Doug Sarno of The Perspectives Group discussed the initial community outreach process. He discussed three preliminary goals for the outreach

process: 1) education of the community, 2) input on community values, and 3) development of a detailed community engagement plan. He also proposed an approach for the initial outreach which would engage a wide range of stakeholders. [See the PowerPoint presentation on Preliminary Goals and Approach Initial Community Input.](#)

After the presentation, Mr. Sarno concluded that the task force needs to change its name to reflect the mission of the group. The task force agreed on the name of “Tysons Land Use Task Force.” Task Force members were also asked to provide dates to the consultant on the availability of their associations for focus group meetings. Based on the task force input, the consultant indicated that they would refine the approach for the outreach process. The consultant emphasized the initial outreach needs to be “Broad not Deep.”

- V. Completion of Major Objectives: The task force started the review of Cultural Amenities, Community Services and Public Facilities objectives, but deferred completion of the discussion to the next meeting and asked staff members to redraft these objectives for the Task Force’s consideration at the next meeting.
- VI. Next meeting: Monday, January 9, 2005, 7 PM, Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. The major topics will be community outreach and the completion of the Plan’s major objectives.
- VII. Adjourn (Meeting adjourned 10:00 PM)